

**CITY COUNCIL MINUTES
OCTOBER 9, 2017**

The meeting was called to order by President Taylor at 7:00 p.m.

MEMBERS PRESENT: Nevin Taylor, Tracy Richardson, JR Rausch, Alan Seymour, Mark Reams & Henk Berbee. Deb Groat excused.

OTHERS PRESENT: City Manager Terry Emery, Finance Director Justin Nahvi, City Law Director Tim Aslaner, Chief Golden, Chief Riley, Public Service Director Mike Andrako, City Engineer Jeremy Hoyt, IT Director Aaron Story, HR Director Brian Dostanko, Economic Development Eric Phillips, City Planner Chad Flowers and Acting Clerk Rebecca Dible.

CITIZENS PRESENT: Janet Stonebarger, Jerry Bell, Sean Pepper, JoBeth Grisham, Cindy Shay, Douglas Doellinger, Patti Doellinger, Wayne Lowry, Debra Kelly, Cheryl Beach, Lisa Kronk, Carrie Dean, Tob Collier, Wendy Lewis, Joe Brzozowski, J.C. Notestine, Annette Potter, Mary Elizabeth, Amy Potter-Grimm, Brandon Hess, Victor Thorne, Ryan Lee, Jay Evans, June Evans, Robert Lowry, Margaret Lowry, Dane Cook, Tom Hampton, Ben Vollrath, Matthew Smith, Josh Colvin, Andrea Colvin, Katie Crocco, Tyler Zuch, Travis Rowe, David Gruonbaum, Adam Clark, Emely Clark, Molly Fenby, Colin Fenby, Chris Muehlenbruch, Jonathan Pitney, Dean Phelps, Jeremy Bury, Bruce Daniels, Donald Boerger, Kathryn Swithers and Tony Eufinger.

APPROVAL OF MINUTES: The minutes for the meeting on September 25, 2017 were approved as presented.

APPOINTMENT: Rebecca Dible was appointed as acting Clerk of Council

PROCLAMATION: Designating October "Manufacturing Month"

ADMINISTRATIVE REPORT:

Mr. Emery reported the following:

Events & Recreation

Tailgate in the Park (OSU vs. Nebraska)

Saturday, October 14 from 6:00-11:00 p.m. at Partners Park. Entertainment by the Buckeye Brass Band.

Scarysville

Saturday, October 28 from 10:00 a.m. - 12:00 p.m.

Children are invited to dress up in their costumes and visit Uptown merchants for candy and other Halloween goodies.

Union County Chamber of Commerce Candidate and Issue Forum

Thursday, October 26 from 8:00-9:00 a.m. at Marysville Municipal Court & Police facility.

The forum will focus on the following election items:

- City/Village Council Candidates
- School Board Candidates
- City/Village Issues
- County Issues
- School Issues

Trick-or-Treat

Tuesday, October 31 from 6:00-8:00 p.m. Mrs. Richardson confirmed with Mr. Emery that this event will take place, rain or shine.

The Great Pumpkin Drop

Sunday, November 5 from 1:00-5:00 p.m. at Fire Station 271 (16300 County Home Rd.)

Proceeds from the event will benefit Marysville Blessings in a Backpack.

Mr. Nahvi reported the following:

Finance Department

2018 Budget

The October Finance Committee meeting has been scheduled for Thursday, October 12 at 5:00 p.m. Remaining budget adjustments to the 2018 Recommended Budget will be discussed at this meeting and budget binders will be distributed to City Council members the week of October 16th. The first reading of the 2018 Budget will be scheduled for the October 23rd Council meeting.

The budget work session through City Council for the 2018 budget will need to be scheduled. In the prior year, this meeting was held on the first Monday in November at 5:30 p.m.

Mr. Andrako reported the following:

Public Service Department, Maintenance & Operations

Brush & Leaf Collections

Brush pickup ended last Friday (10/6) and leaf pickup started today (10/9). Brush pickup will resume in early January 2018. Mr. Rausch confirmed that bulk pick-up still occurred today, as it is Columbus Day. Mrs. Richardson asked for the leaf pick-up schedule and Mr. Andrako explained this can vary and gave tips to citizens to aid in this process.

City Park Restrooms

Park restrooms will be winterized the week of 10/23. Partners Park restroom will remain open through the end of the year and winterized in January 2018. Port-a-Johns will be placed in Mill Valley South and Mill Valley Central for those using the trail over the winter. The drinking fountain at Bark Park will remain open until freezing weather occurs.

Mr. Hoyt reported the following:

Engineering Department

Paving Program

The 2017 Paving Program is wrapping up with only striping and reclamite placement remaining.

City Staff has started to begin rating the condition of our streets in preparation for the 2018 Paving Program. Mr. Seymour asked when the paving is expected to be completed on 7th -9th Streets. Mr. Hoyt explained that the contractual date is Halloween and when contractors do not meet deadlines, there is the possibility of penalties.

Innovation Park

At the Innovation Park, the storm sewer is 60% complete. Waterline installation should begin and end next week with the roadway prep work beginning in two (2) weeks.

Mill Valley Stormwater Improvements Project

The earthwork phase has started at the Mill Valley Stormwater Improvements project.

Mr. Emery requested:

Executive session to discuss the compensation and/or benefits of certain public employees.

REPORT OF CLERK OF COUNCIL: No report.

REPORT OF ECONOMIC DEVELOPMENT: Mr. Phillips stated that TRC opened a new Welcome Center and provided other highlights on the development and schedule of the 33 Corridor.

HEARING OF CITIZENS: Ben Vollrath spoke for United Way in support of the "Big Give" fundraiser. Joel Brzozowski inquired the situations with the abandoned gas stations in Marysville. Mr. Aslaner and Mr. Andrako explained the two situations. Meg Michael implored Council to budget for a storm system for 8th Street and Mr. Andrako confirmed he would look into this possibility. Tyler Zuch, who is currently a Jerome Township resident, addressed Council regarding Marysville's limited housing options available for the younger generation who are living with debts. Mary Elizabeth asked why O'Reilly Auto Parts and Auto Zone were located across the street from each other and was told that was where the owners had decided to purchase the property.

RESOLUTIONS:

2nd Reading RESOLUTION AUTHORIZING THE CITY MANAGER TO COOPERATE AND ENTER INTO AN
Public Hearing AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO RESURFACE A PORTION
OF SR 38 AND DECLARING AN EMERGENCY

Administration Comments:

Council Comments:

Citizen Comments:

Mr. Taylor moved to waive the third reading and the question put stood:

Mr. Taylor YES; Mrs. Richardson YES; Mr. Rausch YES; Mr. Seymour YES; Mr. Reams YES;
Mr. Berbee YES

Mr. Taylor moved to pass the legislation and the question put stood:

Mrs. Richardson YES; Mr. Rausch YES; Mr. Seymour YES; Mr. Reams YES; Mr. Berbee YES;
Mr. Taylor YES

3rd Reading A RESOLUTION TO APPROVE THE CONTINUANCE OF ENTERPRISE ZONE TAX INCENTIVE
Public Hearing AGREEMENTS WITH VARIOUS COMPANIES AND TO REPORT SUCH FINDINGS TO THE OHIO
DEVELOPMENT SERVICE AGENCY

Administration Comments:

Council Comments:

Citizen Comments:

Mr. Taylor moved to pass the legislation and the question put stood:

Mrs. Richardson YES; Mr. Rausch YES; Mr. Seymour YES; Mr. Reams YES; Mr. Berbee YES;
Mr. Taylor YES

ORDINANCES:

2nd Reading AN ORDINANCE TO APPROVE, ADOPT, AND ENACT THE JULY 2017 REPLACEMENT PAGES
Public Hearing TO THE CODIFIED ORDINANCES; TO REPEAL ORDINANCES IN CONFLICT THEREWITH; TO PUBLISH THE
ENACTMENT OF NEW MATTER; AND DECLARING AN EMERGENCY

Administration Comments:

Council Comments:

Citizen Comments:

Mr. Taylor moved to pass the emergency clause and the question put stood:

Mr. Rausch YES; Mr. Seymour YES; Mr. Reams YES; Mr. Berbee YES; Mr. Taylor YES;
Mrs. Richardson YES

Mr. Taylor moved to waive the third reading and the question put stood:

Mr. Seymour YES; Mr. Reams YES; Mr. Berbee YES; Mr. Taylor YES; Mrs. Richardson YES;
Mr. Rausch YES

Mr. Taylor moved to pass the legislation and the question put stood:

Mr. Reams YES; Mr. Berbee YES; Mr. Taylor YES; Mrs. Richardson YES; Mr. Rausch YES;
Mr. Seymour YES

2nd Reading TO AUTHORIZE THE SALE OF PUBLIC SERVICE ITEMS VALUED OVER \$1,000.00
Public Hearing

Administration Comments:

Council Comments:

Citizen Comments:

2nd Reading TO AMEND CHAPTER 142, MUNICIPAL INCOME TAX EFFECTIVE JANUARY 1, 2016, TO
Public Hearing CONFORM WITH AM. SUB. HB 49 WHICH MADE AMENDMENTS TO CHAPTER 718, MUNICIPAL
INCOME TAXES, OF THE OHIO REVISED CODE

Administration Comments:

Council Comments:

Citizen Comments:

2nd Reading TO APPROVE A ZONING MAP AMENDMENT TO REZONE +/- 286 ACRES (PARCEL #
Public Hearing 2900300470000, 2900300480000, 2900300560000, 2900300600000, AND 2900300670000) ON WEAVER
ROAD FROM LIGHT MANUFACTURING (M-1) TO HEAVY MANUFACTURING (M-2)

Administration Comments: Mr. Flowers fielded questions regarding the rezoning process. Mr. Phillips spoke on the background of the zoning and spoke on the potential economic impact of the rezoning.

Council Comments: Mr. Taylor asked Mr. Thorn if Ohio Craft and Malthouse LLC intends to maintain ownership of all 286 acres and it was confirmed that they do. Mr. Taylor also highlighted that the intent is to keep over 200 acres in cropland which will help to maintain the look of the area which would be boarding at least three of the four sides and reiterated that groundwater contamination is a concern, to which Mr. Thorn responded stating that 75% of the water the facility would use would be recycled using advanced treatment methods, most water lost would be due to evaporation and any water run off would be clean enough for irrigation. Mr. Thorn explained that his goal is to be a good neighbor and to establish a relationship with Marysville citizens built on trust. Mr. Taylor told Mr. Thorn that if they could have traffic flow settled in two weeks it would ease his concern and he personally doesn't see Weaver Road as an option. Mr. Seymour agreed that he was happy to hear that Weaver Road is the least attractive option and that because it is not a brewery, odor should not be an issue. Mr. Seymour stated that his only concern is that the code change would allow for a brewery in the future, which would need to be addressed to prevent it from happening. Mr. Seymour, Mrs. Richardson and Mr. Taylor discussed the possibility of rezoning a smaller amount of the land to M-1 and Mr. Thorn agreed that was an option.

Citizen Comments: Dennis Blumenshein representing the Darby Township stated they were in agreement with Mr. Eufinger's letter which addressed support of the development, while noting some specific concerns regarding the rezoning. Paris Township Trustee, Tony Eufinger, explained that no board members from Paris Township are opposed to the rezoning, however they have concerns including the potential traffic and proposed a step down compromise in the rezoning in order to protect the quality of life. Wayne Lowry distributed a handout to Council and expressed concern that this could be a scheme to rezone M-1 to M-2 in order to resell the land for a profit. Katie Crocco spoke, backing the developer, stating that the developer is only requesting the rezoning in order to comply with City Codes. Meg Michael addressed Council regarding her concern that our Codes are outdated and

therefore, try to apply them in situations where they may not be as applicable. Robert Lowry distributed photos to Council picturing the current, natural state that he would hate to see changed. Joel Brzozowski, J.C. Notestine spoke against the rezoning due to the business of the applicant. Edward McClelland spoke of the possibility of rezoning only a part of the acreage and requested that there be a way to prevent the potential applicant from processing mash in the future, for the sake of keeping the “country feel” of the area. Jay Evans echoed the desire to prevent the potential of mash in the future and stated concern that the local wells in the area could potentially be affected. He also stated that although some manufacturing processes give off odors that some deem acceptable, these odors do affect the health of some people. Ryan Lee highlighted his agricultural experience to explain the positive economic impact this business could have on agriculture, including infrastructure and a need for another crop option. His only possible concerns for the rezoning would be the amount of land that is requested for rezoning and the possibility of truck traffic. Mary Elizabeth stated that she wouldn’t like a big road next to her house and doesn’t want to smell barley when she walks in the woods. Josh Colvin expressed his concern that he, like many others, moved to this location on Weaver Road for a little piece of country and requests that Council takes this into consideration and pays heed to a possible buffer zone, increased traffic and water concerns. Travis Rowe stated that the applicant has had conversations with Heritage although there are no contracts at this time, there is the possibility that they may work together. As an individual, Mr. Rowe stated this business could be an opportunity for agriculture in Union County, especially for farmers, however it could also create more competition for other businesses. Bruce Daniels addressed Council stating that he sees this potential business as an opportunity for Marysville. Amy Potter-Grimm spoke against the rezoning. Victor Thorn with Ohio Craft and Malthouse LLC confirmed with Council that they are not a brewery nor will they be selling beer, as innovation is at the center of everything they do; they are in the research and development business. He also explained that due to the layout, there are five options for egress and Heritage is the least attractive option. Tom Hampton, the current property owner addressed Council regarding this process. He stated that he plans to live on 22 acres in front of the parcels being sold and he wouldn’t plan to do that if he actually thought this applicant’s business would have a large negative impact on him or his neighbors. Mr. Hampton also stated that we also have to be realistic, in that the east side of Weaver Road is zoned as industrial and it is not possible to sell land without access to a road. Donald Berger stated that the City’s Codes are outdated and encouraged the Planning Commission that he serves on to improve their procedures for notifying residents of potentially controversial issues.

RECESS: 5 minute recess was given before the Council session reconvened.

3rd Reading TO APPROVE A ZONING MAP AMENDMENT TO REZONE +/- 24.384 ACRES (PARCEL
Public Hearing 2900250030010) FROM MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R-2) TO A PLANNED UNIT DEVELOPMENT (PUD) ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF SR 31 AND CREEKVIEW DRIVE

Administration Comments: Mr. Flowers answered Mrs. Richardson’s questions regarding the steps that would have to take place if engineering changes were made.

Council Comments: Mrs. Richardson stated that she appreciated that the developer had listened to her concerns and had therefore added an additional lane for left turns while maintaining an attractive entrance, as well as bridging the gap in the fence to improve the continuity and appearance. Mr. Berbee asked Gary Smith (representing the developer) to confirm that the intention of this PUD is that maintenance responsibilities would be assigned to the condo association and not be placed on the City.

Citizen Comments: Meg Michael stated she would like to see additional parking available. Gary Smith indicated that while working with the Planning Commission, they had already added additional parking spaces to the PUD. The developer’s representative explained that according to national market data, this development design already has a higher than average number of parking spaces available. They stated that they would be happy to look into the option, so long as it was allowed by our rules. Mrs. Richardson asked that if the developer begins to hear demands for more parking, that the company return to the City with requests to make changes to the PUD. The representatives agreed.

Mrs. Richardson moved to pass the legislation and the question put stood:

Mr. Berbee YES; Mr. Taylor YES; Mrs. Richardson YES; Mr. Rausch YES; Mr. Seymour YES;
Mr. Reams YES

3rd Reading TO APPROVE A ZONING MAP AMENDMENT TO REZONE +/- 107 ACRES (PARCELS
Public Hearing 2900031230000, 2900230110000, 29000031220000, 2900031200010, AND 2900230300000) FROM
SPECIAL DISTRICT ONE (SD1) TO A PLANNED UNIT DEVELOPMENT (PUD) ON PROPERTY LOCATED AT THE
SOUTHWEST CORNER OF DUNHAM STREET AND COLUMBUS AVENUE FOR A MIXED –USE
DEVELOPMENT (WOODSIDE)

Administration Comments: Mr. Flowers distributed the updated packet from Woodside to the Council Members. The packet had been updated which added “PUD Imagery,” an agreement to certain “Additional PUD Development Standards,” a revised PUD Area Plan indicating a “Limited Density Area,” and a new development plan sheet with PUD Imagery. They also commit to Professional Parkway being built out once they are at 75% development and that any residential development fronting Professional Parkway will have an extension from Professional Parkway. Mr. David Fisher, representing the developer, fielded questions from Council. Mr. Flowers also touched on the projected increase in population for the area and the associated residential needs and trends.

Council Comments: Mr. Taylor, Mrs. Richardson, Mr. Seymour and Mr. Reams expressed concern about the timeline regarding the development of Professional Parkway as they are not comfortable with the current commitment. Mr. Reams also stressed that he is not comfortable with the density being increased to the requested levels. Mr. Fischer explained that the proposed types of residential structures are specifically designed for higher density levels. Mrs. Richardson asked what the expected price point is for the potential residential housing that would go in and was told that \$1,200/month is the target. She also asked if all the development was expected to be a managed community as opposed to offering individual ownership to which Mr. Fisher answered that it could be a mix, to which Mrs. Richardson explained she wants to make sure that it is considered an attractive place in Marysville. Mr. Taylor expressed that he is more comfortable with the types of development expected since the PUD Imagery has been added to the packet to show the standards ascertained.

Citizen Comments: Katie Crocco expressed frustration our Zoning Code is not able to handle our current needs. She explained that Marysville residential options are going to continue to increase in price with the innovation increasing and we need to have more options to encourage a more diverse population or we are going to lose potential residents and income for the Marysville area to surrounding areas who are listening to residents and meeting the evolving needs. Bruce Daniels respectfully stated that we need to get with it as a City and offer the younger generations what they are seeking or we could lose out on this opportunity.

Mr. Taylor moved to table the legislation until the October 23rd Council Meeting and the question put stood:

Mr. Taylor YES; Mrs. Richardson YES; Mr. Rausch YES; Mr. Seymour YES; Mr. Reams YES;
Mr. Berbee YES

COMMENTS OF THE CITY MANAGER AND COUNCIL PERSONS AND GENERAL DISCUSSION:

Mrs. Richardson hopes the Enclave turns out to be a wonderful addition to our community. She stated October 28th is prescription take-back day from 10 a.m. to 2 p.m. at Union County Sherriff’s Office. Mrs. Richardson also announced that the Public Service Meeting has been postponed until October 24th at 5:30 p.m. Mr. Rausch stated that we are seeing that Marysville is changing and it is going to require a lot of conversations to make sure that as we develop with residential and commercial growth, that it is well thought out. There aren’t a lot of cities that can say growth is their biggest challenge, but growth is Marysville’s biggest challenge. We are a victim of our own success which is a good thing. It is an interesting time and the decisions this body makes over the next five years are going to affect generations to come and we don’t take that responsibility lightly.

Mr. Taylor moved to adjourn to executive session and Mrs. Richardson seconded the motion:
Mrs. Richardson YES; Mr. Rausch YES; Mr. Seymour YES; Mr. Reams YES; Mr. Berbee YES;
Mr. Taylor YES

ADJOURN TO EXECUTIVE SESSION: The Council session was adjourned at 10:47 p.m.

ADJOURN FROM EXECUTIVE SESSION: The Executive session was adjourned at 11:17 p.m.

ADJOURNMENT: There being no further business to come before Council, the session was adjourned at 11:17 p.m.